WARRANTY DEED Form 1001 Published by Tennessee Title Company

For and in consideration of the sum of $ ($10.00)
---TEN AND NO/100---- DOLLARS

Cash paid by C. M. Martin and Wife, Vivian Martin, and other good and valuable considerations, the receipt of which is hereby acknowledged,

I, Lula Lee Joyner, unmarried

have bargained and sold, and by these presents do transfer and convey unto the said C. M. Martin and Wife, Vivian Martin their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows to wit:

Being Lot No. 21 of Block "H" on the Map of Broadmoor Section No. 2, as of record in Book 547, Page 174, Register's Office for Davidson County, Tennessee.

Said Lot No. 21 fronts 65 feet on the northerly side of Woodruff Drive and runs back between parallel lines, 155 feet to a dead line.

Being the same property conveyed to Lula Lee Joyner by deed from Mary S. Baker and husband, of record in Book 1403, Page 496, said Register's Office.

Property conveyed subject to Restrictions in Book 834, Page 494, as amended in Book 840, Page 289, and in Book 857, Page 209, Register's Office for Davidson County, Tennessee.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said C. M. Martin and Wife, Vivian Martin their heirs and assigns, forever.

And I do covenant with the said C. M. Martin and Wife, Vivian Martin that I am lawfully seized and possessed of said land in fee simple; have a good right to convey it, and the same is unencumbered.

And I, Lula Lee Joyner, do further covenant and bind myself, my heirs and representatives, to warrant and forever defend the title to the said land to the said C. M. Martin and Wife, Vivian Martin their heirs and assigns against the lawful claims of all persons, whomsoever.

Witness my hand this 23rd day of December, 1948

Miss Lula Lee Joyner

STATE OF TENNESSEE
Davidson County

Personally appeared before me, ~~Pauline Neal~~ Hugh J Bradley a Notary Public in and for said County and State, the within named Lula Lee Joyner, Unmarried

the ~~bargainor~~, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained. Witness my hand and official seal at Nashville, Tennessee, this 23 day of December, 1948

Commission expires April 18, 1951. ~~October 12, 1950~~

Hugh J Bradley
Notary Public